069.0	0002	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	791,700 /	791,700
					USE VALUE:	791,700 /	791,700
					ASSESSED:	791,700 /	791,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BULKOVSHTEYN TANYA
Owner 2:	THURSTON ROBERT C
Owner 3:	
Street 1:	33 FAIRVIEW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BULKOVSHTEYN TANYA -
Owner 2:	-
Street 1:	33 FAIRVIEW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1921, having primarily Wood Shingle Exterior and 1970 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5280.000	381,700	5,100	404,900	791,700
Total Card	0.121	381,700	5,100	404,900	791,700
Total Parcel	0.121	381,700	5,100	404,900	791,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.88 | /Parcel: 401.8

Legal Description

User Acct 43866

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/25/18

!5904!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	381,700	5100	5,280.	404,900	791,700	791,700	Year End Roll	12/18/2019
2019	101	FV	287,500	5100	5,280.	376,000	668,600	668,600	Year End Roll	1/3/2019
2018	101	FV	287,500	5100	5,280.	376,000	668,600	668,600	Year End Roll	12/20/2017
2017	101	FV	287,500	5100	5,280.	329,700	622,300	622,300	Year End Roll	1/3/2017
2016	101	FV	287,500	5100	5,280.	300,800	593,400	593,400	Year End	1/4/2016
2015	101	FV	280,400	5100	5,280.	266,100	551,600	551,600	Year End Roll	12/11/2014
2014	101	FV	280,400	5100	5,280.	251,600	537,100	537,100	Year End Roll	12/16/2013
2013	101	FV	280,400	5100	5,280.	239,500	525,000	525,000		12/13/2012

PRINT

Date	Time
12/10/20	20:43:48

LAST REV

Date	Time
02/26/20	09:46:30

danam

5904

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BULKOVSHTEYN TA	38218-341		3/8/2003	Family	1	No	No		
TIMMINS ANNE MA	27322-194		5/23/1997		262,500	No	No		Y

USER DEFINED

Prior Id # 1:	43866
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2019	1756	Add Bath	47,652	O				
10/26/2016	1314	Wood Dec	6,000	C				rebuild exist deck

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	TTL REFUSAL	BS	Barbara S
3/21/2009	Meas/Inspect	336	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
7/30/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5280		Sq. Ft.	Site		0	70.	1.10	12									404,882						404,900	

Total AC/HA: 0.12121 | Total SF/SM: 5280 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 404,882 | Spl Credit | Total: 404,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18299484
Const Adj.:	0.98980200
Adj $ / SQ:	146.366
Other Features:	85000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468873
Depreciation:	87210
Depreciated Total:	381663

COMMENTS

EST BMT.. OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

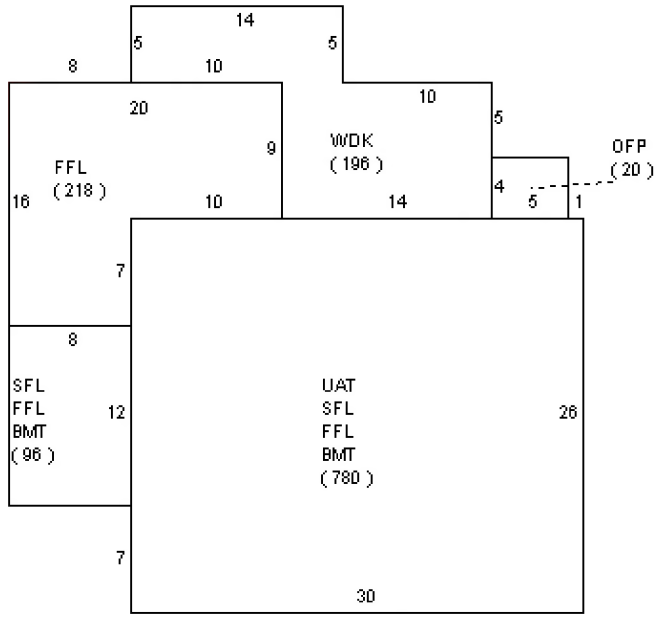
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	161.00
Special Features:	0	Val/Su Net:	117.19
Final Total:	381700	Val/Su SzAd	193.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	146.370	160,125
BMT	Basement	876	43.910	38,465
SFL	Second Floor	876	146.370	128,217
WDK	Deck	196	10.990	2,154
UAT	Upper Attic	195	58.550	11,417
OFP	Open Porch	20	43.550	871

Net Sketched Area:	3,257			Total:	341,249
Size Ad	1970	Gross Are	3842	FinArea	1970

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	101			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100

IMAGE

AssessPro Patriot Properties, Inc